

Prepared by: Community Development Dept., Co. Bluffs, IA 51503 – Phone: 328-4629
Return to: City Clerk, 209 Pearl Street, Co. Bluffs, IA 51503 – Phone: 890-5261

RESOLUTION NO. 19-229

A RESOLUTION OF INTENT TO DISPOSE OF CITY PROPERTY DESCRIBED AS LOTS 9 AND 10, BLOCK 6 AND THE EAST ½ OF THE VACATED ALLEY ON THE WEST AND THE WEST ½ OF THE ADJACENT ALLEY ON THE EAST LYING SOUTH OF THE RAILROAD, HOWARDS SUBDIVISION, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA..

WHEREAS, the City has received an offer from USA Builders, LLC Miguel Santacruz to purchase the City owned property described as Lots 9 and 10, Block 6 and the east ½ of the vacated alley on the west and the west ½ of the adjacent alley on the east lying south of the railroad, Howards Subdivision, City of Council Bluffs, Pottawattamie County, Iowa.

NOW, THEREFORE, BE IT RESOLVED
BY THE CITY COUNCIL
OF THE
CITY OF COUNCIL BLUFFS, IOWA

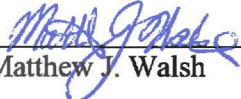
That the City does hereby express its intent to dispose of City owned property described as Lots 9 and 10, Block 6 and the east ½ of the vacated alley on the west and the west ½ of the adjacent alley on the east lying south of the railroad, Howards Subdivision, City of Council Bluffs, Pottawattamie County, Iowa.; and

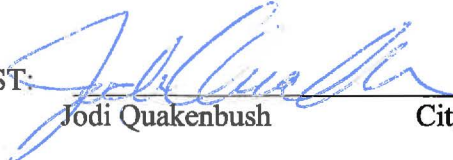
BE IT FURTHER RESOLVED

That a public hearing be scheduled for October 21, 2019.

ADOPTED
AND
APPROVED:

October 7, 2019


Matthew J. Walsh Mayor

ATTEST: 
Jodi Quakenbush City Clerk

Council Communication

Department: Community Development
Case/Project No.: OTB-19-026
Submitted by: Courtney Harter, Community
Development Project Coordinator

Resolution 19-229
ITEM 3.D.

Council Action: 10/7/2019

Description

Resolution of intent to dispose of and setting a Public Hearing for October 21, 2019 at 7:00 p.m. for City property legally described as Lots 9 and 10, Block 6 and the east ½ of the vacated alley on the west and the west ½ of the adjacent alley on the east lying south of the railroad, Howards Subdivision. Location: formerly addressed as 1212 17th Avenue. OTB-19-026

Background/Discussion

See attachments.

Recommendation

ATTACHMENTS:

Description	Type	Upload Date
OTB-19-026 Staff Report	Other	9/27/2019
OTB-19-026 Attachment A - Location Map	Map	9/27/2019
OTB-19-026 Attachment B - Letter of Intent	Letter	9/27/2019
OTB-19-026 Public Hearing Notice	Other	9/27/2019
Resolution 19-229	Resolution	10/2/2019

Council Communication

<p>Department: Community Development</p> <p>CASE # OTB-19-026</p> <p>Applicant: Miguel Santacruz USA Builders LLC 2423 S 8th Street Council Bluffs, Iowa 51501</p>	<p>Resolution of Intent No. _____</p> <p>Resolution to Dispose No. _____</p>	<p>Set Public Hearing: 10/7/19</p> <p>Public Hearing: 10/21/19</p>
---	--	--

Subject/Title

Request of the Community Development Department to dispose of the property generally located at 1212 17th Avenue to USA Builders, LLC (Miguel Santacruz) for the construction of a new single-family house to be sold to a family at or below 80% of the median family income.

Lots 9 and 10, Block 6 and the east ½ of the vacated alley on the west and the west ½ of the adjacent alley on the east lying south of the railroad, Howards Subdivision, City of Council Bluffs, Pottawattamie County, Iowa. The property is locally known as 1212 17th Avenue.

Background/Discussion

In 2018, the Community Development Department acquired the house located at 1212 17th Avenue through the Community Development Block Grant (CDBG) program as part of its continued efforts in the Sunset Park neighborhood. The previous dilapidated house was demolished and the land prepped for new development. On September 4, 2019, the City released a Request for Proposals from developers to construct a new single-family unit on the property that would be sold to a family at or below 80% of the median family income to meet CDBG program guidelines. On September 25, 2019, RFP responses were due and USA Builders, LLC submitted the only proposal.

The property is classified as and ‘buildable’ and ‘transitional preserve.’ The ‘preserve’ designation allowed Community Development staff to complete the required CDBG disposition process. The applicant commits to constructing a new, affordable residential unit within one year that will be sold to a homebuyer meeting the CDBG income guidelines.

The applicant’s RFP response requested the lot be sold for \$14,000 with a home sales price of \$163,000. However, Community Development staff questioned the affordability of this sales price to someone at or below 80% of the median family income. As negotiated between CD Staff and Mr. Santacruz, he will lower his maximum sales price to \$149,000 with the \$14,000 lot price being forgivable. This is a reasonable solution given the federal restrictions on the use of the lot.

The subject property is 78 feet wide by 142 feet deep, and is 10,244 square feet in size, which exceeds all site development standards for a property located in the R-3/Low Density Multi-Family Residential District. The property is large enough to accommodate a residential dwelling, as the applicant has proposed. The property is located in the Flood Zone X protected by the levee.

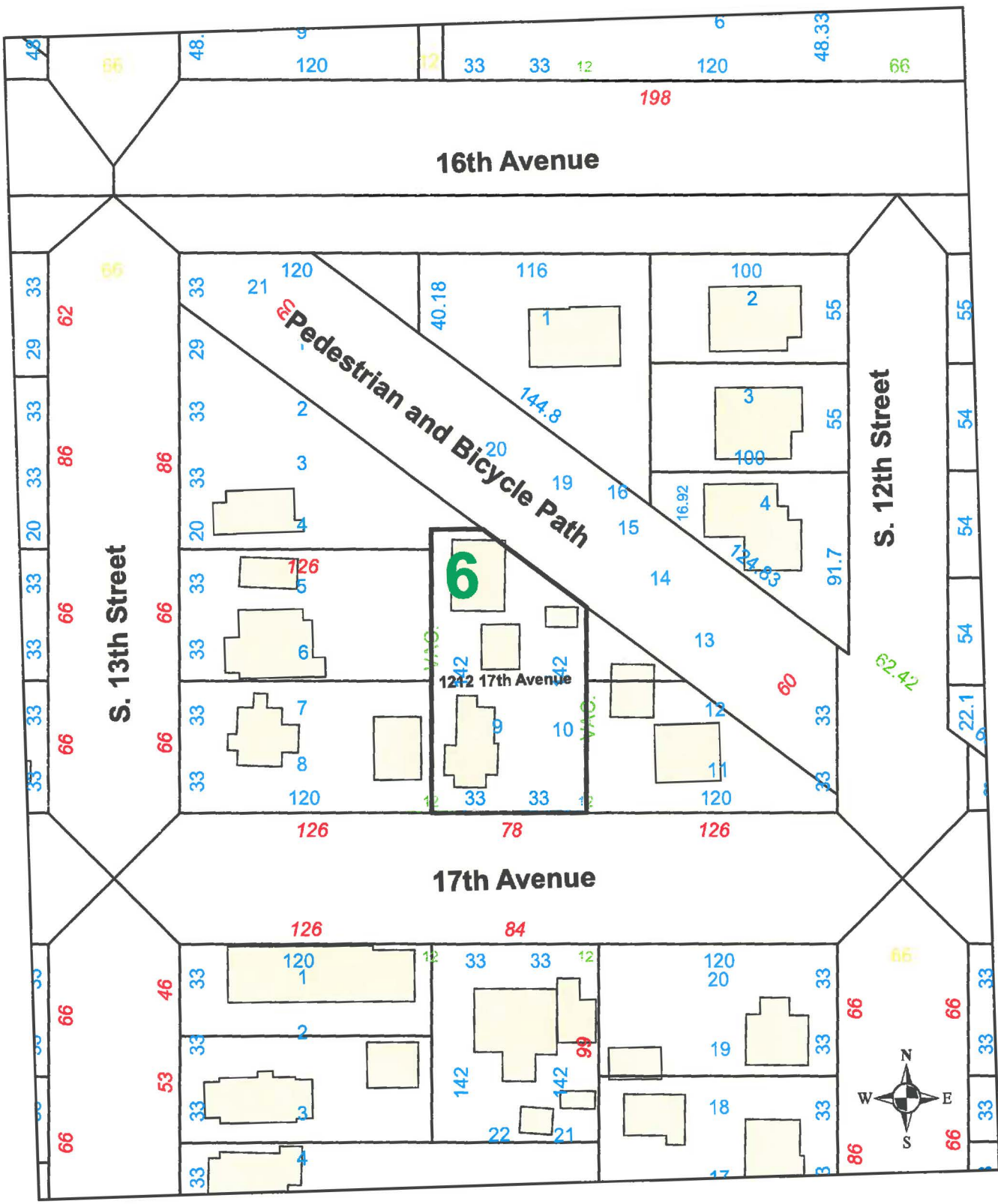
Recommendation

The Community Development Department recommends setting a public hearing on the disposal of the property legally described as Lots 9 and 10, Block 6 and the east ½ of the vacated alley on the west and the west ½ of the adjacent alley on the east lying south of the railroad, Howards Subdivision, City of Council Bluffs, Pottawattamie County, Iowa on the October 21, 2019 City Council Meeting.

Attachment A: Location map

Attachment B: Letter of Intent

Prepared By: Courtney Harter, Community Development Project Coordinator



16th Avenue

S. 13th Street

S. 12th Street

17th Avenue

Pedestrian and Bicycle Path

6

1212 17th Avenue

VAC.

VAC.





To whom a may concern, USA Builders LLC is proposing to construct a Single-Family Housing Unit that will be located at 1212 17th Avenue Council Bluffs IA, 51501. We are planning on a Two Story Home with three bedrooms and two bathrooms, that will be 1,120 square feet plus a two car garage. We propose to buy the lot for \$14,000 and we plan to pay the lot once our proposition is accepted. Our estimated sale price is \$163,000. If you have any questions, please contact me at 712-314-8741.

Miguel Santacruz
miguelsantacruz@gmail.com